

DEED OF TRUST

No. 31,352 Equity

Rec'd for Record Nov. 18 1980 AYO 03 clk A JA Same Day Recorded & Ex'd per Charles C. Keller, CUI

THIS DEED OF TRUST is made this 14th day of November, 1980 among the Grantor, Roland E. Willard, Jr., and Marlene J. Willard, his wife (herein "Borrower"), Robert E. Gearinger and C. Monroe Keeney (herein "Trustee"), and the Beneficiary, Fredericktown Bank & Trust Company, a corporation organized and existing under the laws of the State of Maryland, whose address is 30 North Market Street, Frederick, MD 21701 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick, State of Maryland:

All that lot or parcel of land situate, lying and being in the Urbana Election District, Frederick County, State of Maryland, and being more particularly described as follows:

Lot 2 as shown on a Plat entitled "Burdette's Addition to Loch Haven" as recorded among the Plat Records for Frederick County, Maryland, in Plat Book 22, folio 168.

BEING all and the same real estate which was conveyed unto the Borrowers herein by Harry C. Burdette and Myrtle Irene Burdette, his wife, by deed of even date and intended to be recorded among the Land Records for Frederick County, Maryland, immediately prior to the recordation of this Deed of Trust.

TRANSFER TAX	
RECORDING FEE	17.00
NOTARY FEE	336.60
TOTAL	353.60

NOV 18-80 A #23117 ****336.60
NOV 18-80 A #23116 *****17.00

which has the address of Route #2, Box 8914A, Ijamsville, Maryland 21754 (herein "Property Address"); (such property having been purchased in whole or in part with the sums secured hereby.)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated November 14, 1980 (herein "Note"), in the principal sum of Fifty-Five Thousand and no/100 (\$55,000.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 14, 2010; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.